BOARD OF SUPERVISORS COUNTY OF STAFFORD STAFFORD, VIRGINIA

MINUTES

Regular Meeting

December 14, 2010

<u>Call to Order</u> A regular meeting of the Stafford County Board of Supervisors was called to order by Mark Dudenhefer, Chairman, at 1:00 p.m., Tuesday, December 14, 2010, in the Board Chambers, Stafford County Administration Center.

Roll Call The following members were present: Mark Dudenhefer, Chairman; Paul V. Milde III, Vice Chairman; Harry E. Crisp II; Gary F. Snellings; Cord A. Sterling; Susan B. Stimpson; and Robert "Bob" Woodson.

Also in attendance was: Anthony Romanello, County Administrator; Charles Shumate, County Attorney; Marcia Hollenberger, Chief Deputy Clerk; Pamela Timmons, Deputy Clerk; associated staff and interested parties.

Presentation of the FY2010 Audited Financial Statements by Cherry, Bekaert & Holland, LLP Mr. Bill Cole presented highlights of the FY2010 audit findings to the Board indicating that they gave the County an unqualified opinion on the audited financial statements. There were no material weaknesses found and were no instances of fraud or illegal acts. Mr. Cole indicated that there were upcoming changes to GASB 54 involving the way the County handles fund balance reporting and adjustments to financial statements. Mr. Dudenhefer thanked Mr. Cole for his report. Mr. Sterling thanked Mr. Cole for sharing the audit findings with the Finance and Budget Committee on the previous evening and stated that he was glad that the County received an unqualified audit.

Mr. Dudenhefer asked Mr. Cole to provide an explanation of the School's OPEB account and \$10M cash set aside by the School Division. Mr. Cole replied that they accrued the liability and also accumulated the cash to cover the liability; the amount accumulated is \$12.4M. Mr. Dudenhefer asked where the money came from. Mr. Cole answered that the funds were transferred from the operating fund into the internal services account, done by a budget adjustment out of the health and benefits line item.

Ms. Stimpson asked Mr. Cole if that was normal and if he could cite any other School locality doing this. Mr. Cole responded that many localities put a small portion of their operating fund into a trust fund but he had seen no other School Division setting aside large sums of money into their internal services account as has been done by the Stafford School Division.

Mr. Dudenhefer said that with all of the budget deficiencies that the County is dealing with, the School Board elected to take operating funds and instead of purchasing buses, books, etc., they put the money into OPEB. Mr. Cole responded that that is the logical conclusion. Mr. Sterling commented about what may happen in ten years, locking away money, when no one is sure what future elected officials will do. Mr. Cole said that he cannot be sure what future underwriters will do either.

Mr. Snellings asked who authorized the transfer of funds. Mr. Cole said that he has to assume that it was the School Board who authorized the transfer of funds into the internal services account from the operating fund. Mr. Snellings asked if this has been going on for long and Mr. Cole replied, probably 2-3 years, at least. Mr. Snellings asked for clarification if the money that was transferred over was left over in the School's operating fund, asking was it money left over. Mr. Cole said that he could not say so unequivocally.

Mr. Dudenhefer noted that that time frame corresponds with around the same time that the School Division elected to begin using an independent auditor. Mr. Dudenhefer added that in case there was a perception that the Board is messing with anyone's benefits, that is not the case and there has been no discussion of taking away benefits.

Mr. Cole said that his firm has a very good working relationship with the County and looks forward to working with Stafford County again in the future. Ms. Stimpson thanked Mr. Cole and noted that the County appears to be in very good shape.

Legislative; Presentations by the Public

Darlene Pack - Items 14, 15 and 16 regarding 40 Derrick Lane
Ben Litalien - Items 14, 15 and 16 regarding 40 Derrick Lane

<u>Legislative</u>; <u>Presentations and Committee Reports by Board Members</u> Board members spoke on topics as identified:

Mr. Woodson - Deferred

Mr. Crisp - Deferred

Mr. Milde - Habitat for Humanity

PRTC

Visited Derrick Lane site

- Broadband sub-committee meeting

- Loss of court case regarding Pic-a-Part Salvage

- Reaffirmed commitment to lead way for application

and other hurdles for the Civil War Park

Mr. Snellings - Announced retirement and stated that he is now a

full-time Supervisor

Mr. Sterling - Deferred

Ms. Stimpson - Finance, Audit and Budget meeting

Mr. Dudenhefer - Commented on a very interesting year and thanked

all Board members and County staff for their

continued hard work. Wished a happy holiday and

for all to be safe.

During Mr. Milde's report, Mr. Woodson questioned if it was the appropriate time to be soliciting Board approval and recommitment to the Civil War Sites at the County's Landfill. Mr. Dudenhefer replied that Mr. Milde was just making a request and therefore it was appropriate.

<u>Legislative</u>; <u>Report of the County Attorney</u> Mr. Charles Shumate, County Attorney, noted that there is one item for Closed Meeting.

<u>Legislative</u>; Report of the County Administrator Mr. Anthony J. Romanello, County Administrator, recognized Cathy Riddle for being one of only 19 accepted to attend "Leadership ICMA". He noted that the Criminal Justice Academy and Fire and Rescue had upcoming graduations. Lastly, Mr. Romanello said that there were no agenda changes and relayed that staff was recommending deferral on Item 2.

Legislative; Additions and Deletions to the Regular Agenda

Mr. Milde motioned, seconded by Mr. Snellings, to approve the agenda.

The Voting Board tally was:

Yea: (7) Milde, Snellings, Crisp, Dudenhefer, Sterling, Stimpson, Woodson

Nay: (0)

Planning and Zoning; Consider a Conditional Use Permit at 1006 Warrenton Road

Mr. Sterling motioned, seconded by Ms. Stimpson, to allow the public hearing to remain open and to defer it to the January 4, 2011 meeting.

The Voting Board tally was:

Yea: (7) Sterling, Stimpson, Crisp, Dudenhefer, Milde, Snellings, Woodson

Nay: (0)

<u>Legislative</u>; <u>Consent Agenda</u> Mr. Sterling motioned, seconded by Ms. Stimpson, to approve the Consent Agenda consisting of Items 3 through 12 (Item 13 was previously deleted).

The Voting Board tally was:

Yea: (7) Sterling, Stimpson, Crisp, Dudenhefer, Milde, Snellings, Woodson

Nay: (0)

<u>Item 3. Legislative; Approve Minutes of November 16, 2010 and November 30, 2010 Board Meetings</u>

Item 4. Finance and Budget; Approve Expenditure Listing

Resolution R10-366 reads as follows:

A RESOLUTION TO APPROVE EXPENDITURE LISTING (EL) DATED NOVEMBER 17, 2010 THROUGH DECEMBER 13, 2010

WHEREAS, the Board has appropriated funds to be expended for the purchase of goods and services in accordance with an approved budget; and

WHEREAS, the payments appearing on the above-referenced Listing of Expenditures represent payment of \$100,000 and greater for the purchase of goods and/or services which are within the appropriated amounts;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December 2010 that the above-mentioned EL be and hereby is approved.

Item 5. Public Works; Award Contract for Design of Poplar Road Improvements

Resolution R10-347 reads as follows:

A RESOLUTION TO AWARD A CONTRACT FOR ENGINEERING, UTILITY RELOCATION, AND RIGHT-OF-WAY ACQUISITION SERVICES FOR POPLAR ROAD IMPROVEMENTS

WHEREAS, the citizens of Stafford County approved the 2008 Bond Referendum authorizing the issuance of bonds to fund certain road improvements within Stafford County; and

WHEREAS, safety improvements along Poplar Road from Kellogg Mill Road to Shackelford Well Road is one of the projects identified in the 2008 Bond Program; and

WHEREAS, Stafford County issued a public solicitation for proposals from interested firms to provide engineering, utility relocation, and right-of-way acquisition services for the safety improvements on Poplar Road; and

WHEREAS, fifteen (15) proposals from interested firms were submitted; and

WHEREAS, staff determined that Sullivan, Donohoe & Ingalls was the most qualified firm to provide these services; and

WHEREAS, Sullivan, Donohoe & Ingalls has submitted a cost proposal to perform engineering, utility relocation, and right-of-way acquisition services for this project in the amount of \$310,090; and

WHEREAS, the Virginia Department of Transportation has reviewed this engineering proposal and determined that the scope of services and billing charges are consistent with state requirements; and

WHEREAS, staff has determined that this cost proposal is reasonable for the scope of work proposed; and

WHEREAS, sufficient funds are budgeted in the Transportation Fund;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that the County Administrator be and he hereby is, authorized to execute a contract with Sullivan, Donohoe & Ingalls in an amount not to exceed Three Hundred Ten Thousand Ninety Dollars (\$310,090) for design, utility relocation, and right-of-way acquisition services for the Poplar Road improvements.

<u>Item 6. Public Works; Authorize a Public Hearing to Amend Stafford County Code, Section 15-56 entitled "Designation of Restricted Parking Areas" in the Meadows of England Run Subdivision</u>

Resolution R10-368 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO ADVERTISE A PUBLIC HEARING TO AMEND AND REORDAIN STAFFORD COUNTY CODE, SECTION 15-56, ENTITLED "DESIGNATION OF RESTRICTED PARKING AREAS"

WHEREAS, Sections 46.2-1222.1 and 46.2-1224 of the Code of Virginia (1950), as amended, authorizes the County to regulate or prohibit the parking on any public highway in the County, of any or all of the following: watercraft, boat trailers, motor homes, camping trailers, commercial vehicles, and the parking of motor vehicles, trailers, or semitrailers for commercial purposes; and

WHEREAS, the Board finds that regulating or prohibiting the parking of watercraft, boat trailers, motor homes, camping trailers, commercial vehicles, and the parking of motor vehicles, trailers, or semitrailers for commercial purposes on public highways serves the public health, safety, and welfare of the County and its citizens; and

WHEREAS, the Board adopted Ordinance O10-37, which established criteria for the designation of restricted parking areas; and

WHEREAS, The Meadows at England Run Homeowners Association has approved a resolution requesting the establishment of a restricted parking area within The Meadows at England Run Subdivision and the resolution satisfies the requirements of Stafford County Code, Section 15-56; and

WHEREAS, The Meadows at England Run Homeowners Association resolution requests that the following streets be designated as a restricted parking area:

- (A) Backridge Court
- (B) Banbury Court
- (C) Barrows Court
- (D) Batley Court
- (E) Club House Road
- (F) Collen Road
- (G) Crossing Road

- (H) Falkirk Court
- (I) Harrogate Road
- (J) Hastings Drive
- (K) Kyle Court
- (L) Leamington Road
- (M) Rugby Road
- (N) Salford Court
- (O) Sarah Court
- (P) Teri Lyn Court

WHEREAS, the proposed streets meet the established criteria to designate a restricted parking area; and

WHEREAS, the Board desires to consider public comments concerning the proposed restricted parking area;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December 2010, that the County Administrator be and he hereby is authorized to advertise a public hearing to consider designating a restricted parking area within The Meadows at England Run Subdivision.

Item 7. Utilities; Authorize a Public Hearing to Consider Condemnation and Quick-Take

Powers to Acquire an Easement of Assessor's Parcel 53A-1-5B in Connection with the

Falls Run Phase I Sewer Project

Resolution R10-363 reads as follows:

A RESOLUTION TO AUTHORIZE A PUBLIC HEARING TO CONSIDER CONDEMNATION AND EXERCISE OF QUICK-TAKE POWERS TO ACQUIRE AN EASEMENT ON TAX MAP PARCEL 53A-1-5B IN CONNECTION WITH THE FALLS RUN SEWER INTERCEPTOR REPLACEMENT PROJECT

WHEREAS, the 2006 Water and Sewer Master Plan recommends construction of a new sewer line from the Falls Run Pump Station following along Falls Run up to and including a crossing of I-95 to replace an older failing sewer, an approved public use; and

WHEREAS, the Board approved and is in the process of acquiring the necessary easements for the construction of the Falls Run Sewer Interceptor; and

WHEREAS, because the design of the project requires installation of the sewer interceptor, clearing and grading of approximately 0.0236 acres for a permanent sewer easement on Tax Map Parcel 53A-1-5B, the Board must acquire the easement; and

WHEREAS, staff has determined that the fair market value of the easement area of the Property, together with damages, if any, to the remainder of the Property is One Thousand Six Hundred Dollars (\$1,600), based upon 2010 tax assessed value; and

WHEREAS, the Board, through its consulting negotiator, has made a bona fide but ineffectual effort to purchase the easement area of the property by offering said determination of value on behalf of the County to the Property Owners; and

WHEREAS, the terms of purchase cannot be agreed upon and the Board's consulting negotiator has been unsuccessful in negotiating a final settlement with the Property Owners, but will continue to work with the Property Owners to attempt to reach an acceptable settlement; and

WHEREAS, the Board must conduct a public hearing in accordance with Sections 15 2-1903(B) and 15 2-1905(C), Va Code Ann, to determine the necessity for condemnation and the use of the County's quick-take powers;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this 14th day of December, 2010, that it be and hereby shall conduct a public hearing to be scheduled under the provisions of Sections 15 2-1903(B) and 15 2.1905(C), Va Code Ann, to consider the necessity for condemnation and necessity for the use of the County's quick-take powers to immediately acquire the property interests described above for the Falls Run Sewer Interceptor replacement project.

<u>Item 8. Utilities; Award a Contract for Engineering and Design Services for Odor Control for the Falls Run Pumping Station</u>

Resolution R10-369 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT FOR ENGINEERING AND DESIGN SERVICES FOR ODOR CONTROL AT THE FALLS RUN PUMPING STATION

WHEREAS, the County desires to abate odors that originate from the Falls Run Pumping Station; and

WHEREAS, Malcolm Pirnie, Inc. has been selected and approved by the Board to provide engineering services to the Department of Utilities in pursuit of projects included in the County's Capital Improvements Program (CIP); and

WHEREAS, funds are available in the FY2010 CIP budget for completion of this project;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that the County Administrator be and he hereby is authorized to execute a contract with Malcolm Pirnie, Inc. in an amount not to exceed One Hundred Twenty Four Thousand Four Hundred Forty Dollars (\$124,440) for engineering and design services for an odor control system for the Falls Run Pumping Station.

Item 9. Finance and Budget; Reappropriate Funds from FY2010 to FY2011 for Operating Encumbrances and Incomplete Commitments for General Government and School Board

Resolution R10-367 reads as follows:

A RESOLUTION TO REAPPROPRIATE FUNDS FROM FY2010 TO FY2011 FOR OPERATING PURCHASE ORDERS AND INCOMPLETE COMMITMENTS

WHEREAS, Section 15.2-2506 of the Code of Virginia (1950), as amended, requires that appropriations be approved for a maximum period of one (1) fiscal year and that appropriations lapse at fiscal year end; and

WHEREAS, the County has executed orders or contracts for the purchase of goods and services that were not received by June 30, 2010, and for which funding was provided in prior fiscal years; and

WHEREAS, various projects approved and funded in prior fiscal years were not complete by June 30, 2010;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010 that the amounts for outstanding encumbrances and incomplete projects as of June 30, 2010, be and they hereby are appropriated to Fiscal Year 2011 as follows:

GENERAL FUND		
Operating Encumbrances	\$	1,548,014
Incomplete Commitments	_	1,742,093
	\$	3,290,107
TRANSPORTATION FUND		
Operating Encumbrances	\$_	41,583
TOURISM FUND		
Operating Encumbrances	\$_	52,164
HIDDEN I AVE FIND		
HIDDEN LAKE FUND	_	
Incomplete Commitments	\$_	9.693
UTILITIES FUND		
	ф	220 764
Operating Encumbrances) -	338,764
SCHOOL BOARD:		
Operating Fund	\$	3,566,368
School Nutrition Fund		111,508
Fleet Services Fund		5,579
Total School Board	\$	3,683,455

Item 10. Public Works; Request VDOT to Allow Management of Garrisonville Road Improvements as a Locally Administered Project

Resolution R10-373 reads as follows:

A RESOLUTION REQUESTING THAT THE VIRGINIA DEPARTMENT OF TRANSPORTATION AUTHORIZE ADMINISTRATION OF THE GARRISONVILLE ROAD WIDENING PROJECT AS A LOCALLY ADMINISTERED PROJECT

WHEREAS, the Board desires that the Garrisonville Road project be managed in a manner that allows the application of state and federal funds should they become available; and

WHEREAS, the Virginia Department of Transportation (VDOT) must authorize the administration of the project as a Locally Administered Project to ensure that the project qualifies for state and federal funding should any become available; and

WHEREAS, the Board must request this authorization from VDOT in the form of a Board resolution;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that VDOT be and it hereby is requested to authorize the Garrisonville Road widening project as a Locally Administered Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the County Administrator be authorized to execute an agreement related to the administration of the Garrisonville Road widening project.

<u>Item 11. Public Works; Authorize a Public Hearing to Consider the Abandonment of a Right-of-Way Adjacent to Deacon Road</u>

Resolution R10-365 reads as follows:

A RESOLUTION TO AUTHORIZE A PUBLIC HEARING TO CONSIDER VACATING AND ABANDONING A RIGHT-OF-WAY ADJACENT TO DEACON ROAD (SR-607)

WHEREAS, Section 15.2-2272 of the Code of Virginia (1950), as amended, requires a public hearing for the vacation and abandonment of a public right-of-way; and

WHEREAS, adjustments to the alignment of Deacon Road near the intersection with Harrell Road have resulted in an area of public right-of-way that is no longer required; and

WHEREAS, an adjacent property owner has requested that this surplus property be conveyed to them; and

WHEREAS, neither VDOT or County staff have identified a use for this right-of-way; and

WHEREAS, the Board desires to consider the abandonment of a 0.09 miles of right-of-way on Deacon Road (SR-607) in the vicinity of Harrell Road, as said right-of-way is no longer required and should be vacated and abandoned;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that the County Administrator be and he hereby is authorized to advertise a public hearing to consider the abandonment of the unnecessary right-of-way adjacent to Deacon Road.

Item 12. Planning and Zoning; Approve Requested Extension to Planning Commission for Work on Transfer of Development Rights, Conditional Zoning (Proffers), and Privatized Distilled Spirits Sales

Resolution R10-374 reads as follows:

A RESOLUTION TO EXTEND THE PLANNING COMMISSION'S TIME LIMIT TO RECOMMEND PROPOSED ORDINANCE 010-56, PRIVATIZED DISTILLED SPIRIT SALES AND PROPOSED ORDINANCE 010-59, CONDITIONAL ZONING AND ESTABLISH AN ORDINANCE FOR TRANSFER OF DEVELOPMENT RIGHTS

WHEREAS, on October 5, 2010 the Board referred proposed Ordinance O10-56, Conditional Zoning, and proposed Ordinance O10-59, Privatized Distilled Spirit Sales, to the Planning Commission to make necessary changes and hold public hearings; and

WHEREAS, on September 21, 2010 the Board requested that the Planning Commission create an ordinance and related maps for Transfer of Development Rights, and that appropriate provisions be included in the Comprehensive Plan; and

WHEREAS, Stafford County Code, Section 28-334, specifies that the Planning Commission has ninety (90) days to review and recommend changes to ordinances referred by the Board; and

WHEREAS, The Planning Commission requested additional time to make the requisite changes to the ordinances and conduct the necessary public hearings; and

WHEREAS, the Board believes that the Planning Commission's request is reasonable and should be granted;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that the time limit for the Planning Commission to render a recommendation for proposed Ordinance O10-56 regarding Conditional Zoning and proposed Ordinance O10-59 regarding Privatized Liquor Sales be and it hereby is extended from January 4, 2011 to April 6, 2011; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010 that the time limit for the Planning Commission to render a recommendation concerning Transfer of Development Rights be and it hereby is extended from January 4, 2011 to April 6, 2011.

<u>Planning and Zoning; Consider an Amendment to the Land User Component of the Comprehensive Plan Regarding Parcels 30-2C and 30-2D</u>

Planning and Zoning; Amend and Reordain the Zoning District Map to Reclassify Assessor's Parcels 30-2C and 30-2D from R-1, Suburban Residential to B-2, Urban Commercial, Located at 40 Derrick Lane

Planning and Zoning; Authorize a Conditional Use Permit to Allow a Hotel at 40 Derrick Lane Mr. Jeff Harvey, Director of Planning and Zoning gave a presentation and answered Board members questions. Mr. Milde talked about a site visit on December 3rd where the applicant had installed a mock-up of a fence, buffer/trees, and windows. This site visit was attended by Mr. Milde and Ms. Stimpson. Mr. Harvey noted that the applicant had modified the fence condition to the top of the existing grade (proposed Resolution R10-250 as amended).

Mr. Woodson asked Mr. Harvey if, as a community, Derrick Lane residents were for or against building the hotel on this parcel of land. Mr. Harvey responded that while he had not spoken with all of the residents, most of those with whom he had conversed stated their opposition to the project.

Mr. Milde said that in his 5+ years on the Board, this was by far the hardest application that he had to deal with. He added that he heard from 15-20 people who do not want this hotel and that the easiest decision would be to oppose the hotel. Mr. Milde said that while he does respect the opinions of the residents of Derrick Lane, this project is a big part of the mosaic of Route 1 and that he was going to vote affirmatively for this project.

Mr. Woodson, speaking to Mr. Milde, questioned if Mr. Milde was assuming that many members of the Board did not visit the Derrick Lane site because they were not there on December 3rd with he and Ms. Stimpson. Mr. Milde asked Mr. Woodson if, on his visit,

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he had seen the applicant's mock-up. Mr. Milde then presented several pictures of the

area. Ms. Stimpson echoed Mr. Milde's comment that this was the hardest decision she

had to make since coming on the Board adding that she had visited the site four times.

She noted that the proffers are strong and she was struck by how far back the hotel will

be and that the hotel will not be above the fence line. Ms. Stimpson said that while she

sympathizes with the residents of Derrick Lane, she must weigh all the facts and go with

her gut instinct.

Mr. Crisp said that he, too, had given this application a great deal of consideration. He

was not there when the mock-up was in place but he visited the site on Saturday,

December 11th and walked the property in question. Mr. Crisp said that it is a difficult

decision but that he feels that the hotel presents too great an intrusion to residents of the

area and that he will not support the application.

Mr. Woodson said that he will not support the application adding that residents have to

feel that their elected representatives are responding to their concerns and that the Board

works for Stafford citizens, not against them.

Mr. Milde motioned, seconded by Mr. Sterling to adopt proposed Resolution R10-247.

The Voting Board tally was:

Yea:

(4) Milde, Sterling, Dudenhefer, Stimpson

Nay:

(3) Crisp, Snellings, Woodson

Resolution R10-247 reads as follows:

A RESOLUTION WHICH ADOPTS AN AMENDMENT TO THE LAND USE PLAN COMPONENT OF THE COMPREHENSIVE PLAN

WHEREAS, amending the Land Use Plan for Assessor's Parcels 30-2C, 30-2D and 30-5 from Urban Residential to Urban Commercial would reflect the future land use

in the area located east of Jefferson Davis Highway, west of Derrick Lane, and south of

Garrisonville Road; and

WHEREAS, designation of Urban Commercial land use in this location would make the Land Use Map consistent with the established development pattern and Zoning

Map by supporting this additional commercial growth; and

WHEREAS, the Planning Commission held a public hearing and recommended that the Land Use Plan be amended to change the map classification for the identified area; and

WHEREAS, the Board has carefully considered the recommendations of the Planning Commission, staff and testimony at the public hearing; and

WHEREAS, the Board has determined that the requested Land Use Plan amendment is compatible with the current and future land uses in the area and guides and accomplishes a coordinated, adjusted, and harmonious development pattern that promotes the health, safety, and general welfare of the area;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that the Land Use Plan component of the Comprehensive Plan be and it hereby is amended to include Land Use Map changes identified on the map entitled "Exhibit Plat Proposed Comprehensive Plan Map Amendment," dated July 30, 2010.

Mr. Milde motioned, seconded by Mr. Sterling to adopt proposed Ordinance O10-45.

The Voting Board tally was:

Yea: (4) Milde, Sterling, Dudenhefer, Stimpson

Nay: (3) Crisp, Snellings, Woodson

Ordinance O10-45 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY ZONING DISTRICT MAP TO RECLASSIFY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT, TO B-2, URBAN COMMERCIAL ZONING DISTRICT ON ASSESSOR'S PARCELS 30-2C AND 30-2D WITHIN THE AQUIA ELECTION DISTRICT

WHEREAS, Stafford Town Place, LLC, applicant, has submitted application RC1000091 requesting a reclassification from R-1, Suburban Residential to B-2, Urban Commercial, on Assessor's Parcels 30-2C and 30-2D; and

WHEREAS, the Board has carefully considered the recommendations of the Planning Commission and staff, and the testimony at the public hearing; and

WHEREAS, the Board has determined that the requested zoning is compatible with the surrounding land uses and zoning; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of an ordinance to reclassify the subject properties;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that Stafford County Zoning District

Map be and it hereby is amended and reordained to reclassify from R-1, Suburban Residential to B-2, Urban Commercial, on Assessor's Parcels 30-2C and 30-2D, with proffers entitled "Proffers," dated October 27, 2010.

Mr. Milde motioned, seconded by Mr. Sterling to adopt proposed Resolution R10-250.

The Voting Board tally was:

Yea: (4) Milde, Sterling, Dudenhefer, Stimpson

Nay: (3) Crisp, Snellings, Woodson

Resolution R10-250 reads as follows:

A RESOLUTION TO AMEND A CONDITIONAL USE PERMIT PURSUANT TO APPLICATION CUP1000092 TO ALLOW A SECOND HOTEL IN AN HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT, ON ASSESSOR'S PARCELS 30-2C, 30-2D, AND 30-5, AQUIA ELECTION DISTRICT

WHEREAS, Stafford Town Place, LLC, applicant, has submitted application CUP1000092 requesting an amendment to a Conditional Use Permit (pursuant to Resolution R05-225) to allow a second hotel in an HC, Highway Corridor Overlay Zoning District, on Assessor's Parcels 30-2C, 30-2D, and 30-5, Aquia Election District; and

WHEREAS, the application has been submitted pursuant to Stafford County Code, Section 28-35, Table 3.1, which permits this use in an HC, Highway Corridor Overlay Zoning District after a Conditional Use Permit has been issued by the Board; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission and staff, and the testimony at the public hearing; and

WHEREAS, the Board finds that the request meets the standards of the Zoning Ordinance for issuance of a Conditional Use Permit; and

WHEREAS, the Board finds that the request promotes the health, safety, and general welfare of the County and its citizens;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 14th day of December, 2010, that a Conditional Use Permit pursuant to application CUP1000092 be and it hereby is approved with the following conditions:

- 1. This Conditional Use Permit is to allow two hotels in an HC, Highway Corridor Overlay Zoning District on Assessor's Parcels 30-2C, 30-2D, and 30-5.
- 2. Development of the site shall be in general conformance with the General Development Plan (GDP) entitled "Fairfield Inn & Suites Jefferson Davis Highway," dated March 31, 2010, and last revised on October 27, 2010.

- 3. Inter-parcel access shall be reserved to the adjacent parcels to the south and east, but in no event shall the Property be used as a means of direct access between Jefferson Davis Highway and Derrick Lane.
- 4. The applicant shall construct an 8-foot tall privacy fence along Derrick Lane and Assessor's Parcel 30-2B as shown on the GDP, and further shall construct the base of the fence at an elevation no lower than the existing grade of the land.
- 5. There shall be no carnival style flags, banners, lights, balloons, or windsocks used on site.
- 6. Lighting for the parking areas and facilities shall be directed downward and away from residential properties and Jefferson Davis Highway.
- 7. The applicant agrees to install and maintain a defibrillator in each building.
- 8. If building permits are not obtained for the second hotel within five years from the date of approval, Condition 1 of this Conditional Use Permit shall be modified to apply only to the existing hotel.
- 9. This Conditional Use Permit may be revoked or conditions amended by the Board of Supervisors for violation of these conditions or any applicable County, Federal, or State codes.

<u>Economic Development</u>; <u>Discuss Redevelopment</u> Mr. Brad Johnson updated the Board on redevelopment efforts. The discussion included Form Based Codes and prospective zoning changes involved in the redevelopment process. Mr. Snellings talked about rezoning and its effect on taxes. Mr. Harvey replied that the Commissioner of the Revenue will assess property based on the rate at the time of assessment.

Mr. Crisp suggested establishment of a subcommittee and including the Planning Commission in that committee. Mr. Dudenhefer agreed to move forward and will create a subcommittee at the January 4th meeting.

Mr. Baroody asked the Board if there was any objection to moving forward within the next 60 days. Mr. Crisp said that while he had no objection to moving forward with a committee and the redevelopment process, across the board rezoning was too big a step.

<u>Finance and Budget; Discuss the Proposed FY2012-FY2017 Capital Improvements Plan</u>

Ms. Nancy Collins, Budget Division Director; Brad Johnson, Transportation

Administrator; David Noel, Director of Information of Technology; Sharon Persinger, Registrar; Chris Hoppe, Director of Parks, Recreation and Community Facilities; and Keith Dayton, Director of Public Works; gave presentations and answered Board members questions.

Mr. Sterling and Mr. Dudenhefer asked Mr. Johnson if projects noted in his CIP had received funding. Mr. Johnson said that they had not yet been funded. Mr. Dudenhefer said that if they are not funded, they would have to be readdressed by the Board before implementation. Mr. Sterling stated that there are no grants available for road construction. Mr. Baroody said that there was not yet an identified funding source.

Following Mr. Noel's presentation about IT capital improvements, Mr. Woodson asked that Mr. Noel explain a capital lease. Mr. Noel replied that it is debt structured on the life of the identified project. Mr. Milde asked for a briefing for the Development Review and Fees Committee on Land Information Systems and on-line applications. Mr. Dudenhefer asked about the age of existing servers that are projected for replacement in the CIP. Mr. Noel replied that they were 5+ years old and that the new servers would increase capacity by several terabytes. Mr. Dudenhefer asked if the County is currently eating up capacity. Mr. Noel replied, "Yes".

Ms. Persinger responded to Board member's questions about the request for new voting machines included in the Registrar's CIP. Ms. Persinger talked about Touch Screen machines and Optical Scan machines as well as the eventual need for additional precincts. Mr. Sterling questioned the need for additional precincts at this time. Mr. Snellings talked about a new precinct that was added in the Hartwood District in 2004.

Mr. Dayton was asked to provide information to the Board about a proposed third library for Stafford County. Mr. Dudenhefer asked about the cost of the England Run Library. Mr. Dayton responded that it was approximately \$12M, not including land which had been proffered by the England Run developers.

Mr. Critzer answered Board member's questions about the Utilities CIP including information about painting water towers. He also talked about the possibility of "moth-

balling" Abel Lake so that it could be renovated while adding to Rocky Pen Run's capacity. Ms. Stimpson said that she was concerned about the amount of money being requested and asked if it would be done using the Utilities Fund. Mr. Critzer responded saying that there will be a 7% rate increase next year and that there are \$90M in bonds, which may go down to \$85M. Mr. Sterling asked if the Utilities Commission was involved in planning the Utilities CIP. Mr. Critzer said that they were not this year although they had been involved in past years.

Mr. Sterling motioned, seconded by Ms. Stimpson, to refer to the Utilities Commission the issue of the proposed Utilities CIP and to bring it back to the Board following their discussion and input.

The Voting Board tally was:

Yea: (7) Sterling, Stimpson, Crisp, Dudenhefer, Milde, Snellings, Woodson

Nay: (0)

<u>Legislative</u>; <u>Closed Meeting</u> At 3:25 p.m. Mr. Sterling motioned, seconded by Ms. Stimpson, to adopt proposed Resolution CM10-27.

The Voting Board tally was:

Yea: (6) Sterling, Stimpson, Crisp, Dudenhefer, Snellings, Woodson

Nay: (0)

Absent: (1) Milde

Resolution CM10-27 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Stafford County Board of Supervisors desires to discuss in Closed Meeting the following: Discussion of PPTA proposals submitted for County Road Bond Projects; and

WHEREAS, pursuant to Section 2.2-3711 A.28 and A.29 Va. Code Ann., such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 14th day of December, 2010, does hereby authorize discussions of the aforestated matters in Closed Meeting.

<u>Call to Order</u> At 3:46 p.m., the Chairman called the meeting back to order.

<u>Legislative</u>; <u>Closed Meeting Certification</u> Mr. Sterling motioned, seconded by Mr. Milde, to adopt proposed Resolution CM10-27a.

The Voting Board tally was:

Yea: (7) Sterling, Milde, Crisp, Dudenhefer, Woodson, Stimpson, Snellings

Nav: (0)

Resolution CM10-27(a) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON DECEMBER 14, 2010

WHEREAS, the Board has, on this the 14th day of December, 2010 adjourned into a closed meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act, as it became effective July 1, 1989, provides for certification that such Closed Meeting was conducted in conformity with law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 14th day of December, 2010, that to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Meeting to which this certification applies; and (2) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened were heard, discussed, or considered by the Board.

Recess At 3:47 P.M., the Chairman declared a recess until 7:00 P.M.

<u>Call to Order</u> At 7:01 P.M., the Chairman called the meeting back to order.

<u>Invocation</u> Mr. Snellings gave the Invocation.

<u>Pledge of Allegiance</u> Mr. Dudenhefer led the Pledge of Allegiance to the Flag of the United States of America.

Legislative; Presentations by the Public

The following persons desired to speak:

Glenn Trimmer - Thanked the Board for its efforts on behalf of the

Civil War Park and requested time at a future

meeting

Ruth Carlone - Board etiquette

Paul Waldowski - Water Bill/Commuter Parking

<u>Planning and Zoning; Consider Adoption of the Draft Comprehensive Plan</u> Mr. Jeff Harvey, Director of Planning and Zoning, gave a presentation and answered Board members questions.

Mr. Woodson asked how many public meetings were held in the proposed UDA areas to discuss proposed UDAs. Mr. Dudenhefer said that all meetings were noticed, that there were no closed meetings and that many of the meetings were televised. Mr. Milde asked if, of the 127 meetings that were held, all 127 were noticed. Mr. Harvey affirmed that they were all noticed. Mr. Harvey also said that some residents were included in a random survey of approximately 160 households.

Mr. Woodson asked Mr. Harvey how many UDAs are specified by the state. Mr. Harvey responded that the state requires at least one UDA. Mr. Dudenhefer said that the County is required to provide for 14,661 dwelling units and that to incorporate that number into one UDA, it would have to be massive.

Mr. Sterling said that he and Ms. Stimpson appeared before the General Assembly and, at that time, Delegate Athey stated that Stafford County was following the state's intent of UDAs. Mr. Woodson asked if Delegate Athey was opposed to the Comprehensive Plan. Mr. Harvey said that Delegate Athey said that Stafford's UDAs followed the State's intent.

Mr. Woodson asked if there was any water/sewer in Widewater. Mr. Harvey answered that with the exception of Telegraph Road area, there is no water/sewer service on the Widewater Peninsula.

Mr. Sterling said that if the industrial areas off I-95 and Route 1 could be included, it would essentially form one, huge UDA but that industrial areas cannot be included adding that it would require a change in legislation to make that happen.

Mr. Woodson said that Dale Zehner, VDOT's CEO, was on record saying that there were no plans for additional VRE stations in Stafford County. Mr. Milde responded that as Chairman of VRE, he could safely say that VRE service in the County will double in ten years and that Mr. Zehner's letter said that a determination of additional rail service in Stafford would be determined by what the Board does. Mr. Woodson said that adding a train would help with overcrowded rail cars but that there is a lack of storage space at the storage yard. Mr. Milde said that VRE will continue to meet customer's demands.

Mr. Crisp asked for the state's definition of a UDA and said that the County has identified eight areas but that we cannot be expected to meet all of the criteria in each area. Mr. Harvey said that not all eight proposed UDAs meet all the criteria specified by the state. Mr. Crisp asked about what new roads were proposed to support the planned UDAs. Mr. Harvey talked about the Widewater Parkway, the extension of Mine Road and Centreport Parkway. When asked about the cost of these roads, Mr. Harvey said that he was unsure of the costs involved. Mr. Sterling asked who is responsible for construction of roads in the proposed UDAs. Mr. Harvey replied that developers in the respective areas would be responsible for some and others were covered with bonds.

Mr. Snellings asked if the Board votes affirmatively for the Comprehensive Plan, can it still have the option of changing, adding, eliminating the proposed UDAs. Mr. Harvey said that it could be changed and that changing it would require additional public hearings.

Mr. Woodson asked when the Plan was sent to VDOT. Mr. Harvey stated that it was sent in September and again in October but, in response to Mr. Woodson's question about meeting a 100-day requirement, even though VDOT had provided a timely response and input into the Transportation Element of the Comprehensive Plan, it had not met the 100-day requirement. Mr. Woodson asked if a Needs Assessment had been done and been submitted to the State. Mr. Harvey said that he was not sure of the state's requirement

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but that the Transportation Plan had been submitted to VDOT. Mr. Woodson reiterated his questions about a Needs Assessment being submitted. Mr. Harvey said that he had two responses from VDOT and there had been no indication on either that the submitted package was incomplete.

Mr. Snellings asked what would happen to the County if they did not comply with the State's direction regarding UDAs. Would the County be in violation of state law? Mr. Pat Taves, outside legal counsel, replied being out of compliance with state law could impact land use decisions and leave the County vulnerable to the possibility of a law suit. Mr. Dudenhefer said that members of the Board had sworn to uphold the laws of the Commonwealth. Mr. Taves said that the mandate is for a ten-year period. The Board has to take care of anticipated growth in the County and that by applying the per person/per unit basis, the County gets to 14,661 dwelling units. Mr. Sterling said the County could work with the ten-year number of 14,661 or the twenty-year number of 29,737. Mr. Dudenhefer said that the Senate vote was unanimous except for one vote, Senator Stuart voted against it.

Planning Commission Chair, Mr. Gordon Howard, gave a presentation and answered Board member's questions. Mr. Dudenhefer thanked Mr. Howard, members of the Planning Commission and staff for their hard work on the Comprehensive Plan.

The Chairman opened the public hearing.

The following person desired to speak:

Jim Iutta Paul Waldowski

Richard Chichester Cheryl Hinterleitner

Paul Waldowski J. D. White

Recess: At 8:58 P.M., the Chairman declared a recess.

<u>Call to Order</u>: At 9:17 P.M., the Chairman called the meeting back to order.

Lou Silver Doug Brown Kandy Hilliard
Ben Bierly George Schwartz Linda Muller
Skip Surette Robert Hopkins Gary Michael
Alex Zurun Deborah Snyder Jeff Oltman

Bob Golahon Donn Hart **Daniel Owens** Eric Herr Dick Rothermel Mike Anderson Scott Nall Edit Rothermel Adam Washington Keith Angle **Stephanie Mounts** Dean Fetterolf Jo Knight Alane Callander Patricia Kurpiel Cindy Nall Natalie Davis Becky Reed Barbara Lawson Bill Hoyt Ron Ramsey

Chris Waller Tyler Ramsey Walt Marciniak

Helen Stone Ruth Carlone

Recess: At 10:35 P.M., the Chairman declared a recess.

Call to Order: At 10:47 P.M., the Chairman called the meeting back to order.

Joyce Arndt Joe Brito Nan Rollison
Pat Brown Jerry Brown Bill Sage
Robert Moore Skip Causey Mike Lovitt
Lisa Herr Daniel Matthews, Sr. Jim McMath
David Beiler Heather Stefl Russ Moulton

Lawrence Tyson

The Chairman closed the public hearing.

Mr. Milde motioned, seconded by Mr. Dudenhefer, to adopt proposed Resolution R10-351.

Mr. Sterling made a substitute motion, seconded by Ms. Stimpson, to consider an amended version, adopting the entire Comprehensive Plan minus the Brooke Station and Stafford Station UDAs.

The Voting Board tally on the consideration of a substitute motion was:

Yea: (6) Crisp, Dudenhefer, Snellings, Sterling, Stimpson, Woodson

Nay: (1) Milde

The Voting Board tally on the substitute motion was:

Yea: (7) Sterling, Stimpson, Crisp, Dudenhefer, Milde, Snellings, Woodson

Nay: (0)

Resolution R10-377 reads as follows:

A RESOLUTION TO: (1) AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 15.2-2229 OF THE CODE OF VIRGINIA (1950), AS AMENDED, BY ADOPTING THE PROPOSED AMENDMENTS, INCLUDING, AMONG OTHER THINGS, A NEW TEXTUAL DOCUMENT ENTITLED "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2010-2030," DATED NOVEMBER 17, 2010, AND THE PROPOSED LAND USE MAP, ALSO DATED NOVEMBER 17, 2010, PROVIDED, HOWEVER, THAT THE BOARD DOES NOT ADOPT THE PROPOSED STAFFORD STATION AND BROOKE STATION URBAN DEVELOPMENT AREAS; (2) FURTHER AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN BY REPEALING THE EXISTING LAND USE PLAN, THE EXISTING LAND USE MAP, AND THE EXISTING TRANSPORTATION PLAN; (3) ESTABLISH A JOINT COMMITTEE OF THE BOARD AND THE PLANNING COMMISSION TO DEVELOP AND RECOMMEND COMPREHENSIVE PLAN AMENDMENTS NECESSARY TO REDISTRIBUTE THE 4,000 DWELLING UNITS INCLUDED IN THE FORMERLY PROPOSED STAFFORD STATION AND BROOKE STATION DEVELOPMENT AREAS NOT ADOPTED BY THE BOARD; (4) DELINEATE DEADLINES AND RESPONSIBILITIES FOR THE JOINT COMMITTEE TO COMPLETE ITS WORK: AND (5) ESTABLISH DEADLINES FOR THE PLANNING COMMISSION TO RECOMMEND AND THE BOARD TO **ADOPT** COMPREHENSIVE PLAN **AMENDMENTS** TO ACCOMPLISH THE REDISTRIBUTION OF THE 4,000 DWELLING UNITS INCLUDED IN THE FORMERLY PROPOSED STAFFORD STATION AND BROOKE STATION URBAN DEVELOPMENT AREAS

WHEREAS, under Va. Code § 15.2-2229 of the Code of Virginia, the Board may amend its Comprehensive Plan; and

WHEREAS, under Va. Code § 15.2-2229 the Planning Commission ("Commission") has been directed by the Board to prepare and consider Comprehensive Plan amendments; and

WHEREAS, under Va. Code § 15.2-2230 the Commission can review the Stafford County Comprehensive Plan to determine whether it is advisable to amend the Plan; and

WHEREAS, the proposed Comprehensive Plan Amendments would, among other things, amend the Comprehensive Plan by adopting a new textual document entitled "Stafford County, Virginia, Comprehensive Plan, 2010 – 2030," dated November 17, 2010, with new Goals, Objectives, and Policies, and new recommended land uses, as shown on the proposed Land Use Map, also dated November 17, 2010, to serve as a framework to guide and accomplish the coordinated, adjusted, and harmonious development of Stafford County, Virginia; and

WHEREAS, the Commission duly advertised and held a public hearing on November 17, 2010, on the proposed Comprehensive Plan Amendments, received a recommendation of County staff supporting approval of the proposed Amendments, received public testimony, decided on a 5-2 vote to recommend approval of the proposed

amendments, and has forwarded its recommendation of approval of those proposed Amendments to the Board; and

WHEREAS, the Board duly advertised and held a public hearing on the proposed Comprehensive Plan Amendments on December 14, 2010, at which time public testimony was received and the above-referenced Comprehensive Plan Amendments were considered by the Board; and

WHEREAS, the Board has carefully considered the recommendations of the Commission, the recommendations of County staff, and the public testimony at the public hearing; and

WHEREAS, the Board has concluded that the proposed Stafford Station and Brooke Station Urban Development Areas ("UDAs") should not be adopted; and

WHEREAS, the Board recognizes that the Virginia Code contains a deadline of July 1, 2011, for the Board to comply with certain requirements applicable to urban development areas, and wishes to establish a joint committee comprised of members of the Board and the Commission in order to develop and recommend proposed Plan amendments that would redistribute the 4,000 dwelling units that were formerly proposed for the Stafford Station and Brooke Station UDAs, neither of which are being adopted by the Board in this resolution; and

WHEREAS, the Board concludes that the adoption of the proposed Comprehensive Plan Amendments, less and except the proposed Stafford Station and Brooke Station UDAs, will guide and accomplish a coordinated, adjusted, and harmonious development of Stafford County, Virginia, which will, in accordance with the present and probable future needs and resources of Stafford County, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the citizens of Stafford County, Virginia, including the elderly and persons with disabilities; and

WHEREAS, the Board concludes that the adoption of the proposed Comprehensive Plan Amendments is consistent with good planning practices;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 14th day of December 2010, be and it hereby does decide the following:

- (1) except for the proposed Stafford Station and Brooke Station UDAs, the Board hereby adopts the proposed Comprehensive Plan Amendments, as advertised, by approving a new textual document entitled "Stafford County, Virginia, Comprehensive Plan, 2010 2030," dated November 17, 2010, and the proposed Land Use Map, also dated November 17, 2010, and by repealing the existing Land Use Plan, the existing Land Use Map, and the existing Transportation Plan;
- (2) in conjunction with the foregoing approvals and repeals set forth in the immediately preceding paragraph, the Board establishes a joint committee of the Board and the Commission, comprised of three members of the Board, to be appointed by the Chairman of the Board, and two members of the Commission, to be appointed by the Chairman of the Commission;

- (3) because neither the Stafford Station nor Brooke Station UDAs are being adopted by the Board, it will be necessary for the foregoing joint committee of the Board and Commission to develop and recommend an amendment(s) to the Stafford County Comprehensive Plan regarding how the 4,000 dwelling units that had previously been proposed for the Stafford Station and Brooke Station UDAs shall be distributed, either in one of the six UDAs adopted this day by the Board or in one or more new UDAs to be proposed by the joint committee;
- (4) the joint committee shall provide its recommendations in writing to the Board and the Commission no later than February 15, 2011;
- (5) in the event the joint committee is unable to agree on a recommendation, on or before February 15, 2011, it shall notify the respective chairmen of the Board and the Commission of the joint committee's inability to agree on its recommendations;
- (6) in the event the joint committee provides its recommendations in writing to the Board and the Commission on or before February 15, 2011, the Commission shall, on or before April 1, 2011, conduct a public hearing on the proposed Plan amendments for the purpose of making its recommendation to the Board; and
- (7) upon receipt of the Commission's recommendations regarding the proposed Plan amendments to redistribute the 4,000 dwelling units previously proposed for the Stafford Station and Brooke Station UDAs, the Board will conduct a public hearing on said proposed Plan amendments on or before June 21, 2011, in order to meet the statutory deadline for the adoption of UDAs in Stafford County.

Adjournment At 11:39 p.m., the Chairma	n declared the meeting adjourned.
Anthony J. Romanello, ICMA-CM	Mark Dudenhefer
County Administrator	Chairman